

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Land Division  
Honolulu, Hawaii 96813

July 22, 2011

Board of Land and Natural Resources  
State of Hawaii  
Honolulu, Hawaii

PSF 110d-107

OAHU

Set Aside to Department of Accounting and General Services for Addition to  
Keelikolani Building and Tax Office Annex Purposes, Issuance of Management  
Right-of-Entry; Honolulu, Oahu, Tax Map Key: (1) 2-1-026:001

APPLICANT:

Department of Accounting and General Services

LEGAL REFERENCE:

Section 171-11, Hawaii Revised Statutes (HRS), as amended.

LOCATION:

Portion of Government lands situated at Honolulu, Oahu, identified by Tax Map Key: (1)  
2-1-026:001, as shown on the attached map labeled Exhibit A.

AREA:

38,555 square feet, more or less.

ZONING:

State Land Use District: Urban  
City and County of Honolulu LUO: B-2

TRUST LAND STATUS:

Section 5(a) and (b) lands of the Hawaii Admission Act  
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: No

CURRENT USE STATUS:

The requested area is occupied by a portion of the Keelikolani Building and Tax Office  
Annex.

PURPOSE:

Addition to Keelikolani Building and Tax Office Annex.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

This action before the Board is merely a transfer of management jurisdiction and does not constitute a use of State lands or funds, and therefore, the provisions of Chapter 343, HRS, relating to environmental impact statements do not apply. Inasmuch as the Chapter 343 environmental requirements apply to Applicant's use of the lands, the Applicant shall be responsible for compliance with Chapter 343, HRS, as amended.

Furthermore, even if Chapter 343 were applicable, the action would be exempt from the preparation of an environmental assessment pursuant to Hawaii Administrative Rules, Section 11-200-8(a), Exemption Class No. 1, that states "Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or change of use beyond that previously existing" and Class No. 4, that states "Minor alteration in the conditions of land, water, or vegetation." See Exhibit B.

APPLICANT REQUIREMENTS:

Applicant shall provide survey maps and descriptions according to State DAGS standards and at Applicant's own cost.

REMARKS:

The requested area, as shown on Exhibit A, is a portion of the block occupied by multiple State office buildings and the lands have been set aside to the Department of Accounting and General Services (DAGS) by the Governor's Executive Order as shown.

Recently, DAGS received a request from the City and County of Honolulu pertaining to a right-of-entry for archaeological survey for the rail project. During the review process, DAGS noted that the requested area has never been set aside to DAGS notwithstanding such land is now occupied by a portion of the Keelikolani Building housing offices for multiple State agencies.

The requested area contains 16,650 square feet acquired from the private owner in 1949 by Land Office Deed 9001, and the remaining 22,005 square feet is within the alignment of the former Punchbowl Street.

The building was completed in the 1980s. There was no land disposition issued by the Board to account for the requested area. Staff brings the request today for housekeeping purpose.

The proposed use under the requested set aside is consistent with the existing use and staff believe it is also the highest and best of the subject lands.

Staff did not solicit comments from other agencies as the request is for housekeeping purpose. Prior to the issuance of the Governor's executive order, staff recommends the Board authorize the issuance a management right-of-entry to DAGS.

There are no other pertinent issues or concerns. Staff does not have any objection to the request.

**RECOMMENDATION:**

That the Board, subject to Applicant fulfilling the Applicant Requirements above:

1. Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200, HAR, this project will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment.
2. Approve of and recommend to the Governor the issuance of an executive order setting aside the subject lands to the Department of Accounting and General Services under the terms and conditions cited above, which are by this reference incorporated herein and subject further to the following:
  - A. The standard terms and conditions of the most current executive order form, as may be amended from time to time;
  - B. Disapproval by the Legislature by two-thirds vote of either the House of Representatives or the Senate or by a majority vote by both in any regular or special session next following the date of the setting aside;
  - C. Review and approval by the Department of the Attorney General; and
  - D. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.
3. Authorize the issuance of a management right-of-entry to the Department of Accounting and General Services covering the subject area for addition to Keelikolani Building and tax office annex purposes under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:
  - A. The standard terms and conditions of the most current right-of-entry form, as may be amended from time to time;

July 22, 2011

- B. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,



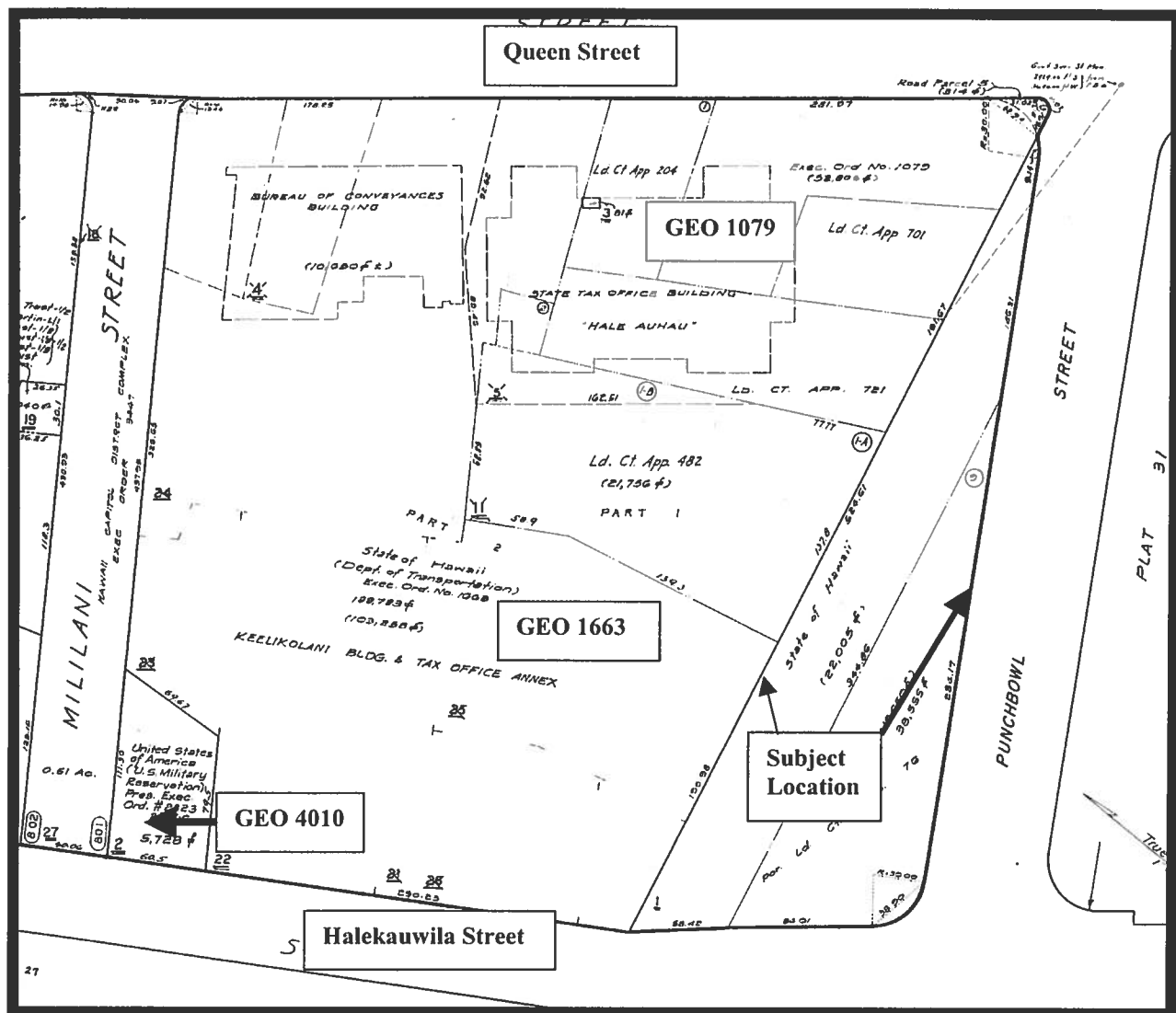
Barry Cheung  
District Land Agent

APPROVED FOR SUBMITTAL:



William J. Aila, Jr., Chairperson

N



TMK (1) 2-7-026:001

EXHIBIT A

NEIL ABERCROMBIE  
GOVERNOR OF HAWAII



**STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES**

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

**WILLIAM J. AHLA, JR.**  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

**GUY H. KAULUKUKUI**  
FIRST DEPUTY

**WILLIAM M. TAM**  
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVEYANCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
ENGINEERING

FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAOI LAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

July 22, 2011

**EXEMPTION NOTIFICATION**

regarding the preparation of an environmental assessment pursuant to Chapter 343, HRS and Chapter 11-200, HAR

Project Title: Set Aside to Department of Accounting and General Services for Addition to Keelikolani Building and Tax Office Annex. Purposes

Project / Reference No.: PSF 110D-

Project Location: Honolulu, Oahu, Tax Map Key: (1) 2-1-026:001

Project Description: Addition to Keelikolani Building and Tax Office Annex. Purposes

Chap. 343 Trigger(s): Use of State Land

Exemption Class No.: In accordance with Hawaii Administrative Rule Sections 11-200-8(a)(1) & (4) and the Exemption List for the Department of Land and Natural Resources approved by the Environmental Council and dated December 4, 1991, the subject request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 1, that states "Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or change of use beyond that previously existing" and Class No. 4, that states "Minor alteration in the conditions of land, water, or vegetation."

This action before the Board is merely a transfer of management jurisdiction and does not propose any new use of State lands or funds, and therefore, this action is exempt from the provisions of Chapter 343, HRS, relating to environmental impact statements. Inasmuch as the Chapter 343 environmental requirements apply to Department of Accounting and General Services' use of the lands, the Department of Accounting and General Services shall be responsible for compliance with Chapter 343, HRS, as amended.

Consulted Parties Not applicable

**EXHIBIT B**

Recommendation:

That the Board finds this project will probably have minimal or no significant effect on the environment and is presumed to be exempt from the preparation of an environmental assessment.



\_\_\_\_\_  
William J. Aila, Jr., Chairperson

7/5/4

\_\_\_\_\_  
Date